

HEADLAND

CHIPPING CAMPDEN, GLOUCESTERSHIRE



A spacious Cotswold stone home with excellent potential in Chipping Campden

Ground Floor: Entrance Hall • Sitting Room
Conservatory • Dining Room • Kitchen • Breakfast
Room Utility Room • Bedroom 4 with adjoining Shower
Room

First Floor: Main Bedroom with Dressing Room and
adjoining Bathroom • Bedroom 2 with adjoining
Bathroom • Bedroom 3 with adjoining Shower Room

Outside: Double garage with Office above • Garden
Room/Shed

**Butler
Sherborn**

Stow-on-the-Wold Office

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DESCRIPTION

Headland is a spacious detached family property offering 2,465 sqft of living accommodation set over two floors. The separate outbuildings add an additional 708sqft of useful space for cars, storage and working from home. There is a spacious entrance hall, to the left there is a generously sized room, currently used as a bedroom. It benefits from extensive wardrobe space and an adjoining shower room however, this room could easily serve as a home office, playroom or an additional reception room.

The attractive kitchen is enhanced by wall panelling and natural light. This fitted kitchen has ample work tops and a range of integrated appliances. The adjoining breakfast/dining room works well and the useful utility room provides additional storage and workspace.

There are two reception rooms, the sitting room flows through to the conservatory, which opens out to the garden, making it ideal for entertaining.

A generous landing offers a lovely view over Chipping Campden to the fields beyond. The main bedroom has ample wardrobe storage, along with the potential to create a separate dressing room area. It also benefits from an adjoining bathroom. There are two further bedrooms, both benefiting from adjoining facilities.

OUTSIDE

This property enjoys an elevated position with a front garden, which is interspersed with ornamental trees and shrubs, and colourful flowers border the edges. The mature shrubs and planting create an attractive setting. A pathway runs alongside the front lawn, leading to the front door, however on a day to day basis the wooden utility door set in the porch is closest to the parking.



To the rear, a generous paved terrace provides the perfect space for outdoor dining and entertaining, with steps rising to a lawned garden. The enclosed rear garden has a wonderful mature tree and shrubs surrounding a flat lawn which is ideal for a family. A pathway leads to the greenhouse and provides access to the office which is situated above the double garage. The property also benefits from a driveway, offering ample off-road parking and a garden room/shed.

SERVICES

Mains water, electricity, and gas. Gas fired central heating. Broadband connected. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

LOCAL AUTHORITY

Cotswold District Council
Trinity Road, Cirencester GL7 1PX
Tel 01285 623000
www.cotswold.gov.uk

COUNCIL TAX

Band G

EPC

Band D (64)

VIEWINGS

Please telephone Butler Sherborn:
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or The London Office
T 0207 839 0888.
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Pubs

The Eight Bells 0.3 miles
Lygon Arms 0.4 miles
The Bakers Arms 0.9 miles
The Ebrington Arms 3.4 miles



Schools

Chipping Campden School 0.6 miles
Kitebrook School 11 miles
Kingham Hill 13.4 miles
Cheltenham College 23.3 miles



Train stations

Honeybourne station 5.4 miles
Moreton in Marsh station 6.4 miles



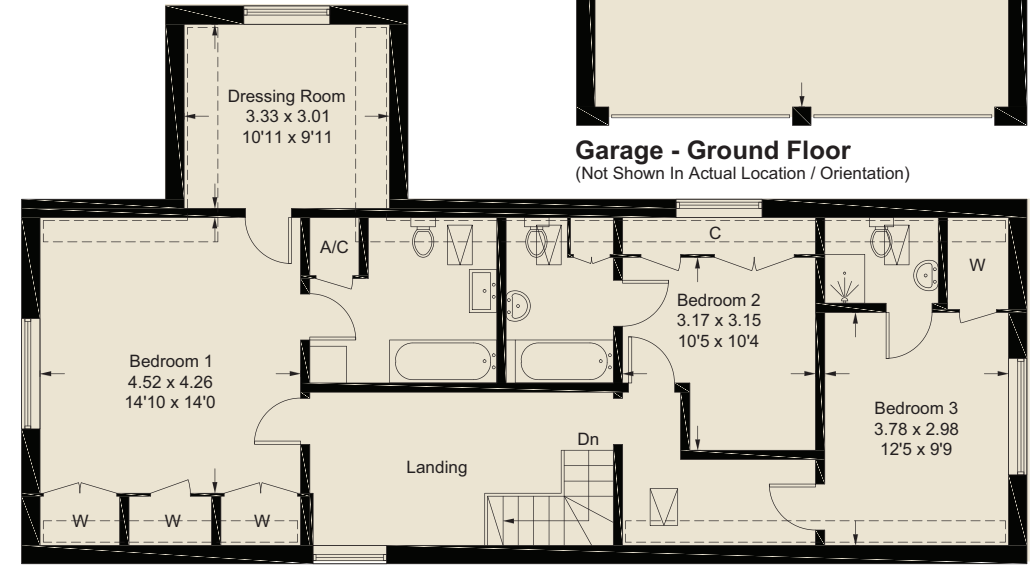
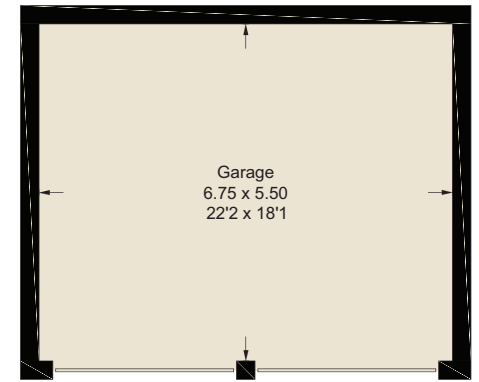
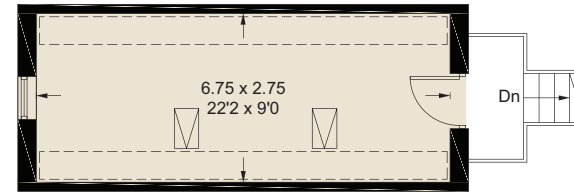
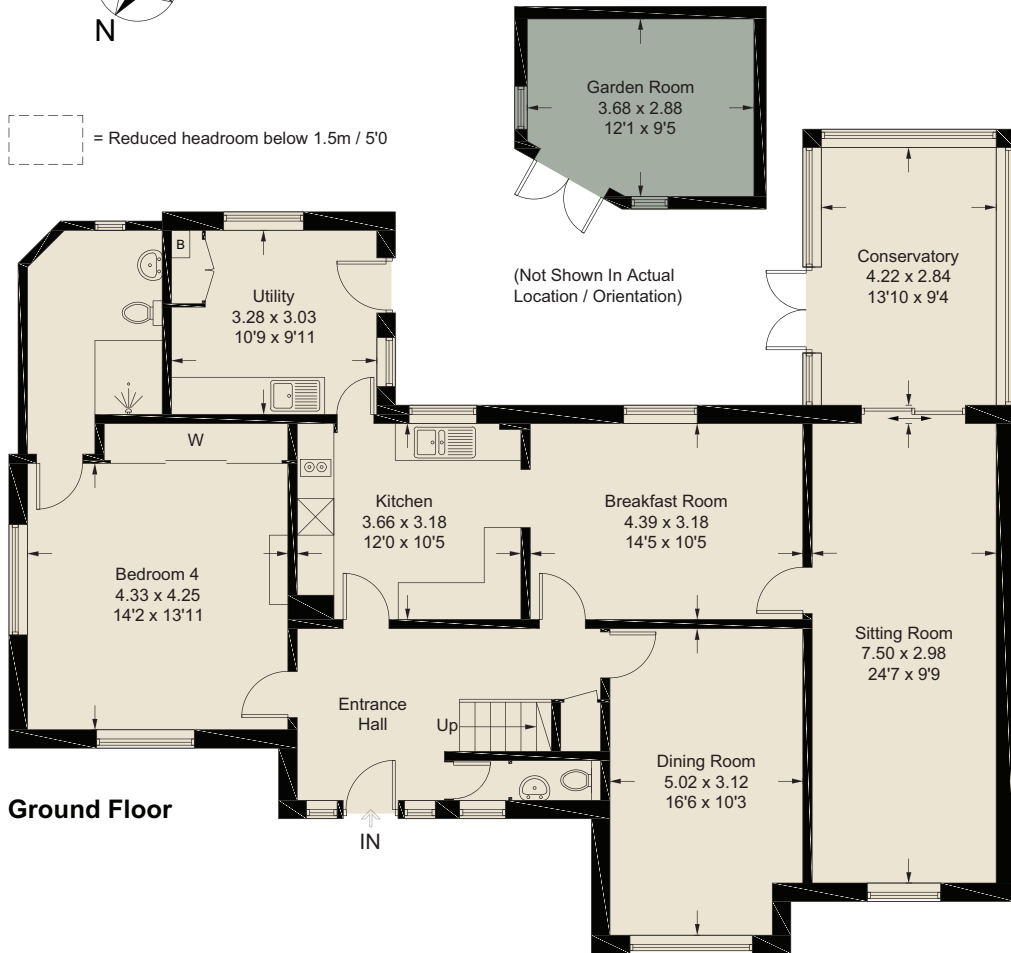
Membership Clubs

Cotswold House Hotel & Spa 0.5 miles
The Lygon Arms, Broadway 5.3 miles
Daylesford Organic, Spa and Bamford 14 miles





= Reduced headroom below 1.5m / 5'0"



Approximate Gross Internal Area = 229.0 sq m / 2465 sq ft
 Outbuildings = 65.8 sq m / 708 sq ft
 (Including Garage)
 Total = 294.8 sq m / 3173 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1310716)



DIRECTIONS (GL55 6DB)

From the A44 take the B4081 towards Chipping Campden, at the sharp left bend continue straight on into Catbrook Close, take the first left Cherry Orchard Close, follow this road round to the right onto Pear Tree Close, after 2 right hand bends, number 8 can be found on your right, briefly take the no-through George Lane to the drive.

what3words: ///ejects.loyal.genius

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